

After Recording Return To:
Todd Walker
Washington Department of Fish and Wildlife
Real Estate Services
600 Capitol Way North
Olympia, WA 98501-1091



200706200152
Skagit County Auditor

6/20/2007 Page 1 of 4 3:33PM

Document Title: Statutory Warranty Deed.

Grantor: Erickson Farms, Inc.

Grantee: The State of Washington, the Department of Fish and Wildlife.

Legal Description: Portion SE Section 6 & portion NE Section 7, Township 34 N., Range 3 EWM.

Assessor's Parcel Nos.: 340307-0-014-0004, Property No. P21175; 340307-0-018-0000, Property No. P21179;
and 340306-0-009-0002, Property No. P21151.

CHICAGO TITLE COMPANY
IC39316

STATUTORY WARRANTY DEED

The Grantor, ERICKSON FARMS, INC., a Washington corporation, for and in consideration of **FOUR HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$483,000.00)**, conveys and warrants to **THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE**, the following described real estate situated in the County of Skagit, State of Washington:

Government Lot 9 in Section 6, and Government Lots 6 and 9 in Section 7, all in Township 34 North, Range 3 East of the Willamette Meridian;

ALSO, tidelands or shore lands of the second class, as conveyed by the State of Washington, fronting upon and adjacent to the following described portions of the meander line in Lots 6 and 9, Section 7:

Beginning at the meander corner to Sections 7 and 8, which corner is 4.76 chains, more or less, South of the Northeast corner of Section 7;

Thence running North 73 ½° West 2 chains;

Thence South 72 ¼° West 2 chains;

Beginning at the meander corner to Sections 6 and 7, which corner is 28.3 chains, more or less, West of the Northeast corner of Section 7;

Thence running South 20° East 7 chains;

Thence South 9 ½° East 4.7 chains;

Thence South 12 ½° West 5.2 chains;

Thence South 27° East 1.15 chains to the true point of beginning;

Thence South 27° East 4.85 chains;

Thence South 25 ½° West 1.15 chains;

EXCEPT roads;

AND EXCEPT rights of way for dike and drainage ditches;

AND ALSO EXCEPT a 60 foot wide tract as conveyed to Skagit County Diking District No. 12 by instrument recorded October 14, 1997, under Auditor's File No. 9710140072, records of Skagit County, Washington, the limits of said 60.00 foot wide tract being 25.00 feet left and 35.00 feet right of the following described line:

Commencing at the Southeast corner of said Section 7, Township 34 North, Range 3 East of the Willamette Meridian;

Thence North 0°59'13" East 3,186.57 feet along the East line of said Section 7, to the true

point of beginning of said line; (said true point of beginning also being South 0°59'13" West 2,177.61 feet from the Northeast corner of said Section 7);

Thence North 71°12'22" West 108.08 feet;
 Thence South 53°47'55" West 59.31 feet;
 Thence South 52°07'11" West 46.27 feet;
 Thence South 64°47'54" West 56.20 feet;
 Thence North 81°40'44" West 138.68 feet;
 Thence North 83°59'07" West 128.46 feet;
 Thence North 62°26'32" West 61.43 feet;
 Thence North 65°57'40" West 202.53 feet;
 Thence North 76°44'32" West 62.49 feet;
 Thence South 86°58'43" West 85.00 feet;
 Thence South 59°19'06" West 61.30 feet;
 Thence South 37°30'47" West 86.07 feet;
 Thence South 29°14'59" West 100.34 feet;
 Thence South 46°47'25" West 47.76 feet;
 Thence South 69°57'58" West 51.00 feet;
 Thence North 37°16'33" West 42.62 feet;
 Thence North 13°11'59" West 44.19 feet;
 Thence North 3°42'33" East 175.45 feet;
 Thence North 4°14'30" West 44.21 feet;
 Thence North 12°34'32" West 101.14 feet;
 Thence North 23°58'50" West 100.17 feet;
 Thence North 30°39'22" West 66.13 feet;
 Thence North 40°31'21" West 35.51 feet;
 Thence North 43°44'33" West 61.86 feet;
 Thence North 55°19'38" West 71.00 feet;
 Thence North 75°45'18" West 75.91 feet;
 Thence North 83°20'19" West 116.72 feet to a point of curvature;
 Thence along the arc of said curve to the right having a radius of 25.00 feet, through a central angle of 94°29'02", an arc distance of 41.23 feet to a point of tangency;
 Thence North 11°08'43" East 144.62 feet;
 Thence North 4°58'08" East 77.01 feet;
 Thence North 12°49'52" West 113.25 feet;
 Thence North 31°48'29" West 153.96 feet;
 Thence North 7°46'04" West 184.30 feet;
 Thence North 11°22'54" East 50.17 feet;
 Thence North 3°59'18" East 108.26 feet;
 Thence North 0°15'56" East 192.00 feet;
 Thence North 8°53'16" West 189.38 feet;
 Thence North 20°10'14" West 126.44 feet;
 Thence North 25°06'56" West 196.42 feet;
 Thence North 27°10'32" West 55.83 feet;
 Thence North 11°08'17" West 64.76 feet to a point on the North line of said Section 7;
 Thence continue into Section 6, Township 34 North, Range 3 East of the Willamette Meridian, North 11°08'17" West 162.03 feet;
 Thence North 0°23'42" West 114.58 feet;
 Thence North 7°49'25" West 74.56 feet;
 Thence North 14°04'25" West 215.98 feet;
 Thence North 11°34'44" East 22.57 feet;
 Thence North 79°21'02" East 31.98 feet;
 Thence South 74°03'41" East 161.98 feet;
 Thence South 43°53'46" East 50.65 feet;
 Thence South 19°57'18" East 166.32 feet;
 Thence South 1°16'49" East 64.01 feet;
 Thence South 9°37'39" East 15.96 feet;
 Thence South 31°49'26" East 48.89 feet;
 Thence South 62°15'59" East 52.41 feet;
 Thence South 68°28'05" East 99.15 feet;
 Thence South 77°00'52" East 100.40 feet;

2900
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

JUN 20 2007

Amount Paid \$ 8602.40
 Skagit Co. Treasurer
 By *mcm* Deputy



Thence South 83°16'10" East 83.96 feet;
Thence North 86°24'25" East 121.27 feet;
Thence North 82°57'50" East 107.76 feet;
Thence North 64°44'23" East 101.14 feet;
Thence South 75°53'57" East 40.92 feet;
Thence South 31°08'50" East 139.16 feet;
Thence South 11°27'57" East 65.71 feet to a point on the South line of said Section 6;
Thence continue into Section 7, Township 34 North, Range 3 East of the Willamette Meridian, South 11°27'57" East 63.43 feet;
Thence South 1°35'24" East 106.31 feet;
Thence South 42°52'58" East 106.99 feet;
Thence South 60°40'03" East 129.11 feet;
Thence South 74°52'20" East 289.53 feet;
Thence South 89°19'46" East 44.43 feet;
Thence North 74°05'57" East 103.99 feet;
Thence North 57°44'17" East 135.65 feet;
Thence North 76°57'11" East 29.50 feet;
Thence South 83°38'19" East 144.78 feet to a terminus point on the East line of said Section 7, said terminus point being South 0°59'13" East 298.11 feet from the Northeast corner of said Section 7. (Sidelines of said 60.00 foot tract to be lengthened or shortened as necessary to conform with property lines).

Situated in Skagit County, Washington.

RESERVING UNTO GRANTOR, as a condition of sale, the First Right of Refusal to perform Grantee's desired farming operations, should Grantee solely make the election for same, and under the price, terms and conditions set forth by Grantee. Should Grantee, at its sole election, determine that it desires to lease out the subject property for farming purposes, will notify Grantor in writing and Grantor has 30 days from date of said written notification to invoke its right to become Grantee's lessee under the price, terms and conditions set forth by Grantee. This First Right of Refusal shall expire on December 31, 2016.

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. And further, for the consideration aforesaid, the Grantors above named hereby convey and quit claim unto The State of Washington, the Department of Fish and Wildlife, its successors and assigns, all right, title, and interest which they may have in and to the banks, beds and waters of any streams, or any lands not adequately described, opposite or fronting upon the fee lands above described and in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land and in any means of ingress and egress appurtenant thereto.

SUBJECT TO: Existing easements for public roads, public highways, public utilities, railroads and pipelines; reservations, exceptions and any other outstanding rights contained in or referred to in patents issued by The United States.

SUBJECT TO: Exceptions and Reservations of all oils, gases, coal, ores, minerals, fossils, etc., in favor of the State of Washington, as recorded under Auditor's File No. 70672; Easement for dike/levee in favor of Skagit County Dike District No. 12, as recorded under Auditor's File No. 9710140072.

Dated this 18th day of June, 2007.



ERICKSON FARMS, INC., a Washington Corporation

June 18 2007
Date

Theodore Erickson
Theodore Erickson, President

June 18 2007
Date

Mark Erickson
Mark Erickson, Secretary/Treasurer

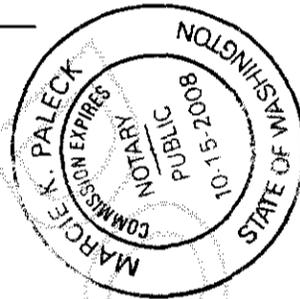
STATE OF WASHINGTON)

)ss
County of Skagit)

On this 18th day of June, 2007, before me personally appeared Theodore Erickson, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

Marcie Paleck
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires _____



STATE OF WASHINGTON)

)ss
County of Skagit)

On this 18th day of June, 2007, before me personally appeared Mark Erickson, to me known to be the Secretary/Treasurer of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

Marcie Paleck MARCIE K. PALECK
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires October 15 2008

